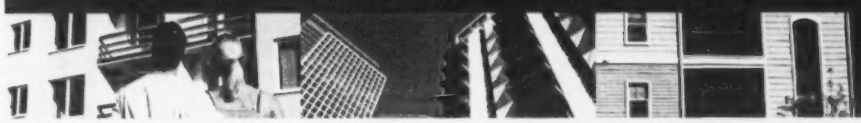
HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Ottawa[1]



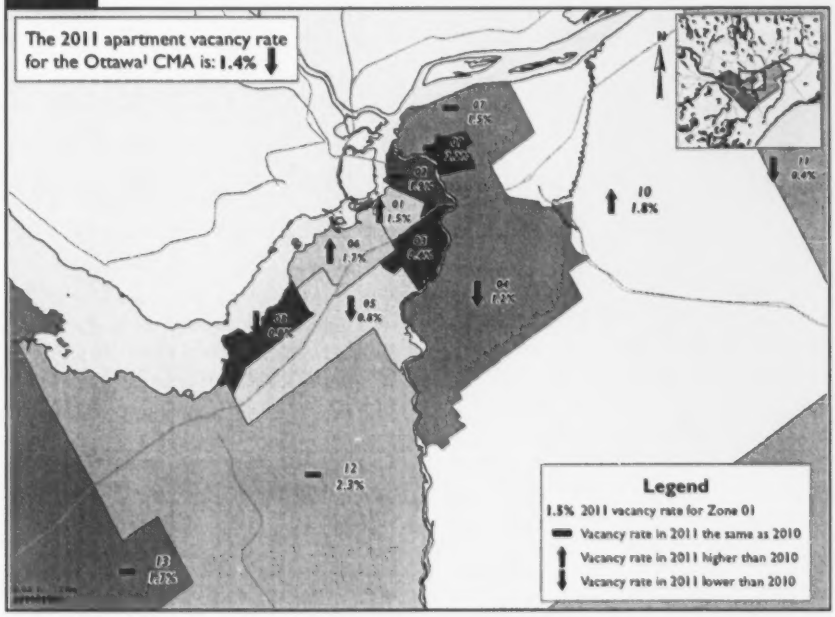
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2011

Highlights

- Ottawa's apartment vacancy rate declined to 1.4 per cent in 2011, partly as a result of less first-time homebuyer activity and healthy migratory inflows.
- Strong rental demand pushed up the average fixed sample rent for two bedroom apartments by 2.3 percent.
- Increased rental market activity within Ottawa's condominium apartment sector and demand for smaller secondary suites cushioned the tightening trend within the purpose-built rental market.
- Continued net in-migration, modest job and income gains, and moderating homeownership demand will tighten rental market conditions further in 2012.

Figure 1


The 2011 apartment vacancy rate for the Ottawa[1] CMA is: 1.4%
Legend
1.5% 2011 vacancy rate for Zone 01
Vacancy rate in 2011 the same as 2010
Vacancy rate in 2011 higher than 2010
Vacancy rate in 2011 lower than 2010

[1] Ontario part of Ottawa-Gatineau CMA

Canada

Housing market intelligence you can count on

Table of Contents

1 Highlights
2 Rental Market Overview
2 Factors Supporting Downward Pressure on Vacancies
2 Factors Adding Upward Pressure on Vacancies
4 Sub-Market Analysis
4 Rental Affordability Indicator
5 2012 Rental Market Outlook
6 National Overview
7 Survey Zone Maps
8 Survey Zone Descriptions
10 Rental Market Report Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

CMHC SCHL

HOME TO CANADIANS

Rental Market Overview

According to the rental market survey conducted in October 2011 by Canada Mortgage and Housing Corporation (CMHC), all major centres in Ontario except Kingston experienced declines in rental vacancies. Sitting at 1.4 per cent, Ottawa tied Toronto with the third lowest vacancy rate in the province, lagging only Kingston and Guelph (both at 1.1 per cent). On a national level, Ottawa lagged only 5 other cities and was in the top quintile of low vacancies.

Factors Supporting Downward Pressure on Vacancies

Subsiding pace of first-time homebuyer activity

Several factors have combined to strengthen rental demand in Ottawa during 2011. Historically low mortgage rates continue to support demand for owner-occupied housing. However, the pace of first-time homebuyer activity is subsiding due to higher average price. In fact, the average resale condominium apartment price is currently hovering around the $290,000 mark and commanding a monthly mortgage carrying cost, not including condo fees, upward of $1,450. Since the average two-bedroom rent for privately initiated apartment units remained 25 per cent more affordable, some young households are remaining in rental accommodation longer.

Secondly, Ottawa households are facing emerging headwinds. Economic uncertainty is encouraging more risk averse behaviour and dampening more expensive big ticket spending such as ownership housing. In fact, overall full-time jobs have posted only modest gains so far this year, with workers aged 25 to 44 years old underperforming other age groups. Therefore, while first-time ownership demand eased off, rental demand remained strong.

Growing migratory inflows into Canada's capital

Another major factor supporting strong rental demand has been the sustained increase in net in-migration in Canada's Capital. Following the aftermath of the tech sector bust, migratory inflows declined significantly, reaching a low in 2004. Subsequently, the trend reversed and migration into Ottawa has since then emerged on a noteworthy rising trend, with a greater than average proportion of highly skilled economic immigrants.

High in-migration spells good news not only for Ottawa's economic and demographic health, but also for landlords' ability to attain high occupancy levels. Recent research suggests that the great majority of newcomers tend to rent on arrival and it usually takes them an average of four years for homeownership to be within reach.

Therefore, population and household formation growth continue to be well supported, with a net of almost 12,000 migrants calling Ottawa their new home during 2010. As CMHC expects the number of migrants coming to Ottawa to hover around the 10,000 mark for this year, the pipeline of arrivals remains healthy and supportive of rental demand.

Youth employment supporting vacancy rates at lower-end of market

Younger adults aged 15 to 24 years have contributed to maintaining tight rental market conditions in Ottawa. Although many of these younger adults may be staying in the parental home longer, job gains among them encouraged new household formation growth. Even though these young workers have not yet recovered all the job losses from the recent economic downturn, the tide has been slowly turning upwards so far this year.

New household formation translates into increase rental demand, which cascades into improved occupancy rates. These rates were highest for apartments units located in the more accessible neighbourhoods surrounding the Downtown core, especially for bachelor units, suggestive of increased activity coming from these young renters aged 15 to 24 years old.

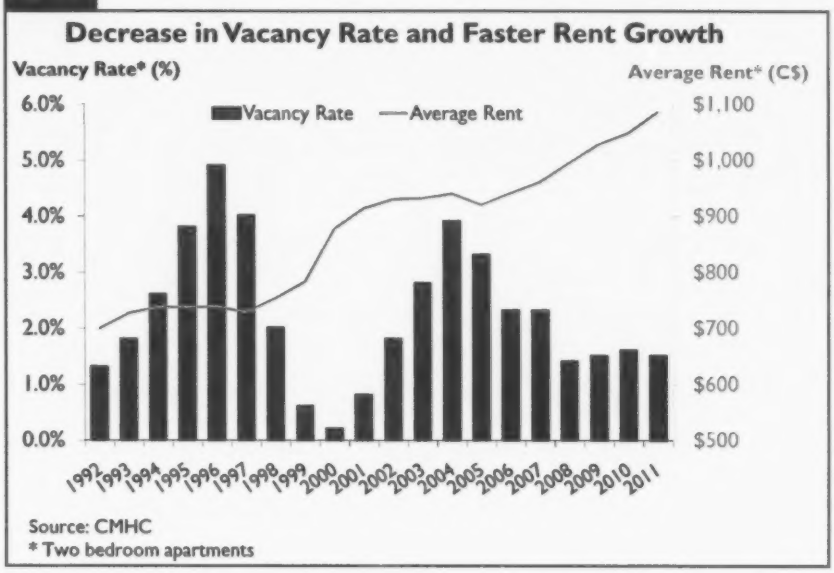
Factors Adding Upward Pressure on Vacancies

Growing popularity of rental condos

The rise in popularity of the condominium apartment rental sector is increasingly being felt in Ottawa, as this segment is in close competition with both the purpose-built rental market and the homeownership market. For the second year in a row, most of the net rental demand growth was absorbed by condo rental units. This in turn dampened the effects on the purpose-built rental vacancy rate decline. In fact, both condo rental demand and supply grew at double-digit annual pace, with demand actually outperforming. Strong and widespread demand growth therefore pushed the vacancy rate for condo apartments down from 2 per cent to 1.4 per cent.

As the number of condominiums in Ottawa continued to mount, the number of investor-held units for

Figure 2



rent increased to over 5,000 units. Condo investment activity continued to be sustained by an environment of condo resale price appreciation. These dwellings post a favourable outlook when compared to the emerging volatility in other investment options and are strongly supported by socioeconomic and demographic fundamentals and low vacancy rates.

The trend in renters' preferences is by now relatively well established in favour of newer, pricier units in larger structures and close proximity to community amenities as well as the dynamic lifestyle offered by Ottawa's core. Condo rentals score high on most counts and this has led to an active investor presence in new condo construction projects around town. As well, investors are taking advantage of low mortgage rates.

Secondary rental market buffering the impact of rental demand growth

According to the CMHC rental market survey, about a third of the total supply of rental accommodations comes from the secondary rental market – a market generally comprised by bigger rental dwellings. This type of rental accommodation provides a relatively affordable alternative to those renters who prefer the lifestyle offered by larger single- and semi-detached homes, townhomes, duplexes and the like, but who lack the financial means to become homeowners. As a result, some of the impact of the potential movement into the ownership market is absorbed by the secondary rental market.

CMHC's survey of secondary rental units indicated that although overall demand within this market remained essentially unchanged, demand for the larger, more expensive types of accommodations such as single- and semi-detached homes and townhomes declined by almost 8 per cent. This result seems to suggest that some of these renters may have been able to take advantage of low mortgage rates to become first-time homebuyers.

At the same time, demand for less expensive accessory suites, such as basements and in-law suites, rose strongly from last year. This result suggests that the smaller secondary suites market may have absorbed some of the increased rental demand at the lower-end of the market. This demand would have otherwise

Figure 3

been felt in the purpose-built rental apartment market, thus serving as a buffer that prevented a more significant decline in the headline vacancy rate.

Ottawa's rent rises above guideline

With Ottawa's availability rate hovering above 3 per cent, this indicates that movements from rental to ownership, although moderating, still remained active. As a result, the turn-over rate in the rental apartment market rose. Since the rent increase Guideline is applicable only to current tenants, a rising turn-over rate tends to apply upward pressure on fixed-sample rents. This resulted in growth of fixed sample rent of 2.3 per cent, over and above the Rent Guideline of 0.7 per cent for 2011 in Ontario. In fact, the highest fixed sample rent growth was observed among one-bedroom units, especially among those located in areas within the former City of Ottawa.

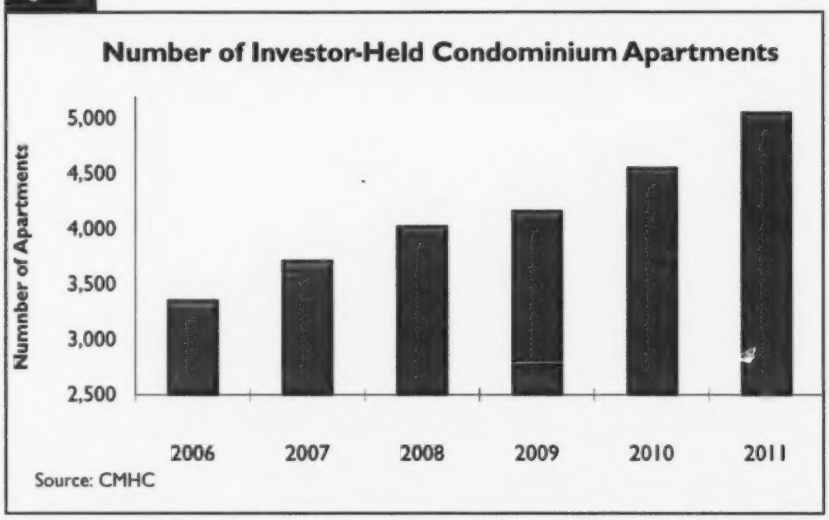
Sub-Market Analysis

Lower vacancies and availability in hubs surrounding downtown

Ottawa's increasingly popular rental market zones which comprise most of the former City of Ottawa surrounding the less affordable Downtown core area, experienced the most marked tightening of rental conditions among most apartment sizes compared to last year. Accordingly, vacancy rates declined due to positive net demand growth in all of these zones except in New Edinburg/Manor Park/Overbrook, where the universe supply declined proportionally more than net demand.

Strong rental demand within these areas also pushed availability rates slightly lower. The availability rate is a broader indicator than the vacancy rate as it captures both current vacant stock and stock that may become vacant over the next few months where the tenant has either been given or has provided notice to vacate the unit. In the Ottawa CMA, the availability rate decreased for a second consecutive year to 3.2 per cent, led by one-bedroom apartment units and decreases witnessed in the above-mentioned areas plus Nepean.

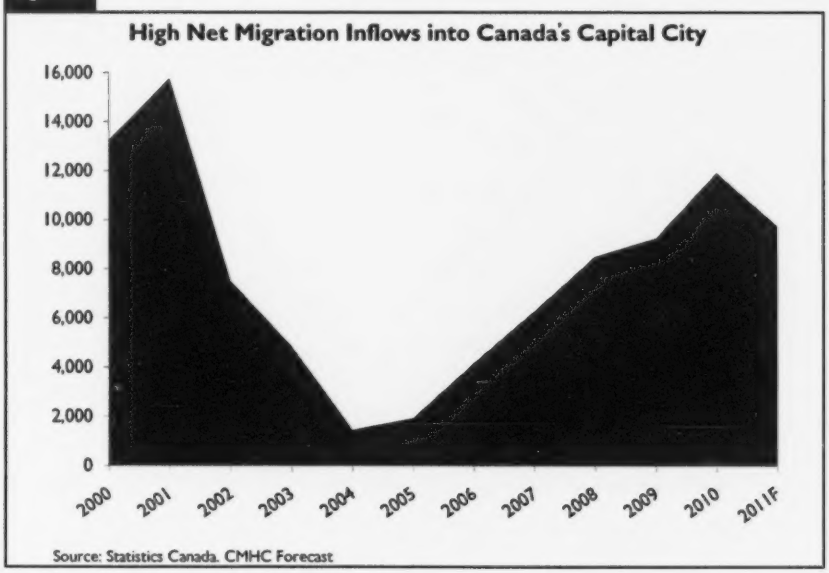
Figure 4



Rental Affordability Indicator

The rental affordability indicator is a gauge of how affordable the rental

Figure 5



market is for renter households. In general, as the indicator increases, the market becomes more affordable. According to CMHC's rental affordability indicator, affordability in Ottawa's rental market increased. Improved affordability was the result of a faster growth in the level of household income when compared to level of rents.

2012 Rental Market Outlook

Going forward, vacancy rates are expected to fall to 1.2 per cent in 2012, the lowest rate since 2001, as Ottawa will continue to experience positive migration inflows and a moderating pace of homeownership demand. Growing labour market uncertainty, especially among public sector workers, will likely have a dampening effect on ownership demand next year and keep the rental market tight. As well, Ottawa's pace of job gains is expected to strengthen only slightly in 2012, while average labour earnings growth will stay positive but modest.

The lack of growth in the purpose-built rental apartment stock will in turn continue to encourage investor activity within the condominium rental market next year. With both new purpose-built rental apartment units completed and currently under construction running at just over 100 units, and new starts so far this year totalling only 12 units, the condominium sector will be the major source of new rental supply next year.

Given high rental demand and moderate rental supply in the coming year, Ottawa's rents will grow at a faster rate than in 2011. The rent review guideline will increase to 3.1 per cent in 2012 which will support CMHC's average rent for a two-bedroom apartment forecast to surpass the $1,120 mark next year and remain one of the highest in the country.

National Vacancy Rate Decreased in October 2011

The average rental apartment vacancy rate in Canada's 35 major centres[1] decreased to 2.2 per cent in October 2011 from 2.6 in October 2010. Immigration and increased employment in the under 25 years age group have been factors supporting demand for rental units.

The major centres with the lowest vacancy rates in October 2011 were Regina, (0.6 per cent), Winnipeg, Kingston and Guelph (1.1 per cent), and St. John's (1.3 per cent). The major centres with the highest vacancy rates were Windsor (8.1 per cent), Abbotsford (6.7 per cent), Saint John (5.9 per cent), Sherbrooke (4.7 per cent), and Moncton (4.3 per cent).

The Canadian average two-bedroom rent was up from $860 in October 2010 to $883 in October 2011. With respect to the CMAs, the highest average monthly rents for two-bedroom apartments in new and existing structures in Canada's major centres were in Vancouver ($1,237), Toronto ($1,149), Ottawa ($1,086), Calgary ($1,084), Victoria ($1,045), Edmonton ($1,034) and Barrie ($1,001). The lowest average monthly rents for two-bedroom apartments were in Trois-Rivières ($547), Saguenay ($557), and Sherbrooke ($577).

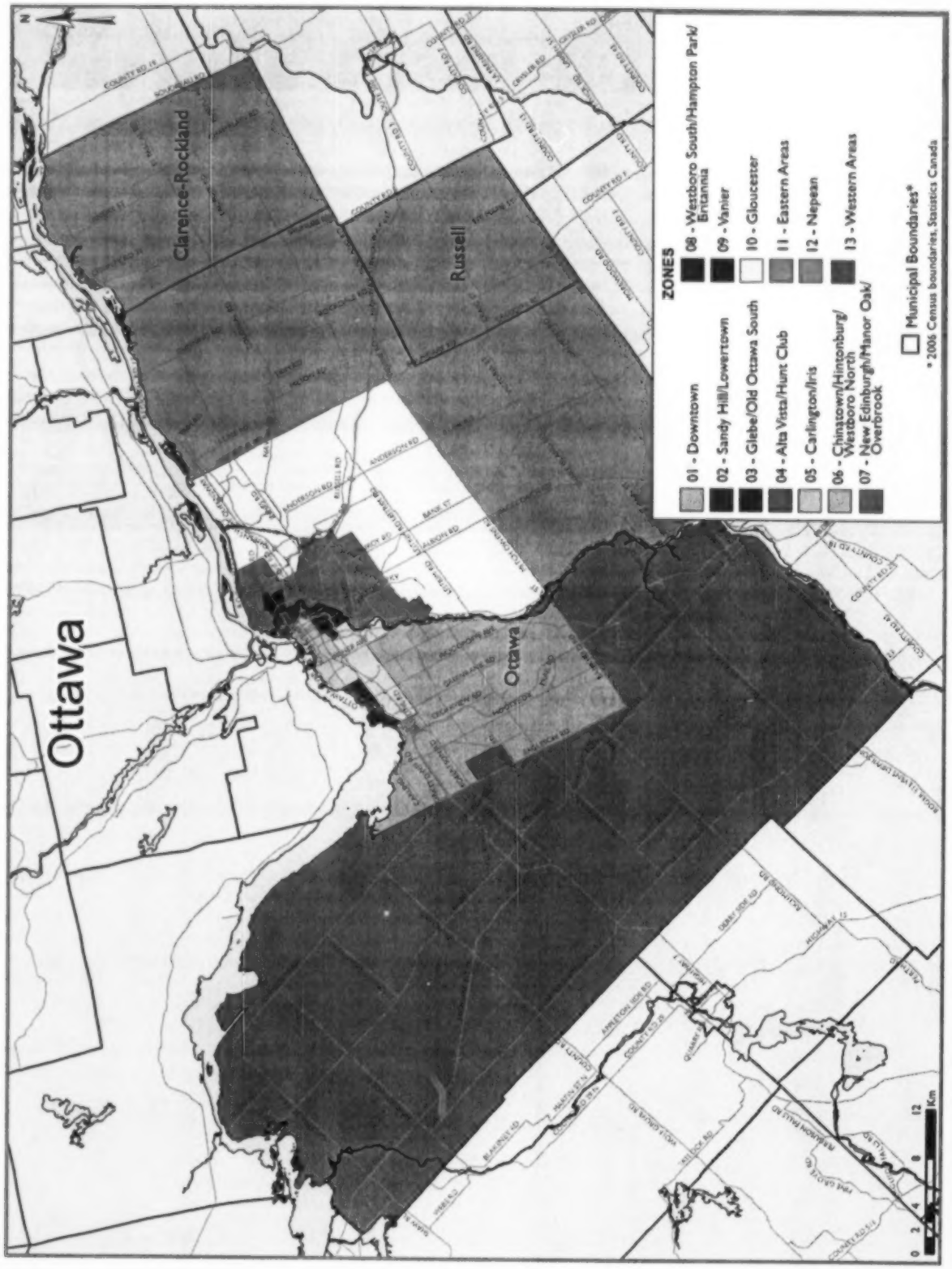
Overall, the average rent for two-bedroom apartments in existing structures across Canada's 35 major centres increased 2.2 per cent between October 2010 and October 2011, a similar pace of rent increase to what was observed between October 2009 and October 2010 (2.4 per cent) and roughly in line with inflation (2.9 per cent).

CMHC's October 2011 Rental Market Survey also covers condominium apartments offered for rent in Victoria, Vancouver, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal, and Québec. Vacancy rates for rental condominium apartments were 2.0 per cent or below in 7 of the 11 centres surveyed. Rental condominium vacancy rates were the lowest in Saskatoon (0.4 per cent), Regina (0.6 per cent), and Vancouver (0.9 per cent). The highest vacancy rates for rental condominium apartments occurred in Calgary (5.7 per cent), Edmonton (3.7 per cent), and Montréal (2.8 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2010	Oct. 2011
Abbotsford	6.5	6.7
Barrie	3.4	1.7
Brantford	3.7	1.8
Calgary	3.6	1.9
Edmonton	4.2	3.3
Gatineau	2.5	2.2
Greater Sudbury	3.0	2.8
Guelph	3.4	1.1
Halifax	2.6	2.4
Hamilton	3.7	3.4
Kelowna	3.5	3.0
Kingston	1.0	1.1
Kitchener-Cambridge-Waterloo	2.6	1.7
London	5.0	3.8
Moncton	4.2	4.3
Montréal	2.7	2.5
Oshawa	3.0	1.8
Ottawa	1.6	1.4
Peterborough	4.1	3.5
Québec	1.0	1.6
Regina	1.0	0.6
Saguenay	1.8	1.4
Saint John	5.1	5.9
Saskatoon	2.6	2.6
Sherbrooke	4.6	4.7
St. Catharines-Niagara	4.4	3.2
St. John's	1.1	1.3
Thunder Bay	2.2	1.7
Toronto	2.1	1.4
Trois-Rivières	3.9	3.9
Vancouver	1.9	1.4
Victoria	1.5	2.1
Windsor	10.9	8.1
Winnipeg	0.8	1.1
Total	**2.6**	**2.2**

[1] Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes and Charlottetown which is a Census Agglomeration (CA).


Ottawa
Clarence-Rockland
Russell
Ottawa
ZONES
01 - Downtown
02 - Sandy Hill/Lowertown
03 - Glebe/Old Ottawa South
04 - Alta Vista/Hunt Club
05 - Carlington/Iris
06 - Chinatown/Hintonburg/ Westboro North
07 - New Edinburgh/Manor Oak/ Overbrook
08 - Westboro South/Hampton Park/ Britannia
09 - Vanier
10 - Gloucester
11 - Eastern Areas
12 - Nepean
13 - Western Areas
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 2 4 8 12 Km

RMS ZONE DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Zone 1	**Downtown** - Bounded by Queensway (south), Bronson (west), Ottawa River (north), Rideau Canal (east).
Zone 2	**Sandy Hill/Lowertown** - Includes Sandy Hill and Lowertown.
Zone 3	**Glebe/Old Ottawa South** -Includes the Glebe and Old Ottawa South.
Zone 4	**Alta Vista/Hunt Club** - Includes Alta Vista and Hunt Club.
Zone 5	**Carlington/Iris** - Includes the area south of Carling Ave., west of Bronson and the Rideau River and north of Beatrice (Carlington and Iris).
Zone 6	**Chinatown/Hintonburg/Westboro North** - Includes Chinatown, Hintonburg and Westboro north of Richmond Rd.
Zone 7	**New Edinburgh/Manor Park/Overbrook** - Includes New Edinburgh, Manor Park and Overbrook.
Zone 8	**Westboro South/Hampton Park/Britannia** - Includes Westboro South, Hampton Park and Britannia.
Zones 1-8	**Former City of Ottawa**
Zone 9	**Vanier** - Includes Vanier.
Zone 10	**Gloucester** - Includes the former municipality of Gloucester.
Zone 11	**Eastern Areas** - Includes the former municipalities of Cumberland, Clarence-Rockland, Russell and Osgoode.
Zones 10-11	**Gloucester and Eastern Areas**
Zone 12	**Nepean** - Includes the former municipality of Nepean.
Zone 13	**Western Areas** - Includes the former municipalities of Kanata, West Carleton, Goulbourn and Rideau.
Zones 12-13	**Nepean and Western Areas**
Zones 1-13	**Ottawa-Gatineau CMA (Ontario portion)**

CONDOMINIUM SUB AREA DESCRIPTIONS - OTTAWA-GATINEAU CMA (ONTARIO PORTION)	
Sub Area 1	**Downtown** includes RMS Zone 1 (Downtown); Zone 2 (Sandy Hill/Lowertown); and Zone 3 (Glebe/Old Ottawa South).
Sub Area 2	**Inner Suburbs** includes RMS Zone 6 (Chinatown/Hintonburg/Westboro North); Zone 7 (New Edinburgh/Manor Park/Overbrook); Zone 8 (Westboro South/Hampton Park/Britannia); and Zone 9 (Vanier).
Sub Area 3	**Outer Suburbs** includes RMS Zone 4 (Alta Vista/Hunt Club); Zone 5 (Carlington/Iris); Zone 10-11 (Gloucester/Cumberland); and Zone 12-13 (Nepean/Kanata).
Sub Areas 1-3	**Ottawa-Gatineau CMA (Ontario portion)**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Winnipeg, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Winnipeg, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	0.7 a	1.7 b	0.9 a	1.4 a	1.2 a	1.3 a	**	**	1.0 a	1.5 a
Sandy Hill/Lowertown	0.7 a	1.4 a	2.8 a	1.9 b	2.8 c	2.3 b	3.1 d	0.9 a	2.4 a	1.9 a
Glebe/Old Ottawa South	0.0 d	0.6 b	1.2 a	0.6 a	0.4 a	0.2 a	0.0 d	0.0 d	0.8 a	0.4 a
Alta Vista/Hunt Club	1.6 a	0.0 b	1.9 a	1.1 a	2.3 a	1.1 a	3.9 a	**	2.1 a	1.2 a
Carlington/Iris	1.5 a	0.5 a	1.8 a	0.7 a	1.7 a	0.9 a	2.7 b	0.5 b	1.8 a	0.8 a
Chinatown/Hintonburg/Westboro N	1.0 a	2.0 b	1.4 a	1.6 b	0.8 a	1.8 b	1.0 d	0.8 d	1.1 a	1.7 a
New Edinb./Manor Park/Overbrook	0.7 a	2.0 b	1.5 b	0.7 a	2.1 c	2.0 a	**	**	1.8 b	1.5 a
Westboro S/Hampton Pk/Britannia	0.5 a	0.7 a	1.2 a	0.7 a	1.2 a	0.9 a	0.6 a	0.0 c	1.1 a	0.8 a
Former City of Ottawa	0.8 a	1.3 a	1.6 a	1.2 a	1.7 a	1.3 a	2.3 b	2.1 b	1.6 a	1.3 a
Vanier	**	0.6 b	2.0 c	1.5 a	1.1 a	3.0 c	0.5 b	**	1.5 a	2.2 b
Gloucester	0.8 a	3.4 b	0.2 a	0.5 a	1.0 a	1.9 a	0.8 a	5.2 c	0.7 a	1.8 a
Eastern Ottawa Surrounding Areas	**	**	1.8 b	**	1.1 d	0.6 b	**	**	1.4 a	0.4 b
Gloucester/Eastern Areas	1.6 a	3.3 b	0.4 a	0.5 a	1.0 a	1.7 a	0.8 a	5.1 c	0.8 a	1.6 a
Nepean	2.7 c	0.7 a	2.5 a	3.0 a	2.0 a	1.9 a	3.6 a	2.7 a	2.3 a	2.3 a
Western Ottawa Surrounding Areas	n/u	**	0.6 b	0.0 c	**	0.9 a	n/s	**	1.3 d	1.7 c
Nepean/Western Areas	2.7 c	0.7 a	2.3 a	2.7 a	1.9 a	1.7 a	3.6 b	4.7 b	2.2 a	2.2 a
Ottawa	0.9 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	2.2 a	2.6 a	1.6 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	742 a	755 a	967 a	1,000 a	1,288 a	1,351 a	1,508 b	1,553 a	1,010 a	1,051 a
Sandy Hill/Lowertown	744 a	752 a	994 a	1,008 a	1,260 a	1,300 a	1,691 b	1,665 a	1,055 a	1,096 a
Glebe/Old Ottawa South	713 a	722 a	924 a	930 a	1,194 a	1,222 a	1,487 a	1,438 b	1,052 a	1,066 a
Alta Vista/Hunt Club	686 a	712 a	825 a	855 a	992 a	1,016 a	1,323 a	1,341 a	913 a	936 a
Carlington/Iris	701 a	715 a	827 a	839 a	984 a	1,026 a	1,168 a	1,204 a	892 a	914 a
Chinatown/Hintonburg/Westboro N	669 a	673 a	817 a	846 a	1,127 b	1,095 a	1,534 b	1,425 a	898 a	903 a
New Edinb./Manor Park/Overbrook	682 a	679 a	842 a	894 a	1,002 a	1,084 a	1,257 b	1,234 c	922 a	987 a
Westboro S/Hampton Pk/Britannia	722 a	750 a	859 a	875 a	1,020 a	1,053 a	1,144 a	1,155 a	920 a	947 a
Former City of Ottawa	719 a	731 a	887 a	910 a	1,079 a	1,117 a	1,407 a	1,420 a	955 a	984 a
Vanier	571 a	568 a	773 a	777 a	836 a	880 a	938 b	972 a	802 a	830 a
Gloucester	732 a	746 a	823 a	859 a	939 a	969 a	1,080 a	1,098 a	905 a	932 a
Eastern Ottawa Surrounding Areas	**	**	738 c	685 b	902 a	887 a	**	**	858 a	863 a
Gloucester/Eastern Areas	729 a	742 a	816 a	852 a	935 a	957 a	1,081 a	1,097 a	901 a	925 a
Nepean	761 a	777 a	856 a	879 a	1,028 a	1,052 a	1,192 a	1,221 a	972 a	995 a
Western Ottawa Surrounding Areas	n/u	**	953 b	958 b	1,327 b	1,349 a	n/s	1,195 c	1,243 b	1,262 a
Nepean/Western Areas	761 a	777 a	864 a	886 a	1,078 a	1,109 a	1,192 a	1,219 a	1,006 a	1,034 a
Ottawa	715 a	727 a	877 a	899 a	1,048 a	1,086 a	1,312 a	1,322 a	947 a	976 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	1,535	1,535	5,027	5,001	2,034	2,069	198	202	8,794	8,807
Sandy Hill/Lowertown	944	943	2,922	2,929	1,705	1,720	375	372	5,946	5,964
Glebe/Old Ottawa South	178	182	1,561	1,565	1,243	1,254	207	205	3,189	3,206
Alta Vista/Hunt Club	303	303	4,668	4,663	4,495	4,488	361	363	9,827	9,817
Carlington/Iris	497	482	3,208	3,250	2,738	2,738	187	187	6,630	6,657
Chinatown/Hintonburg/Westboro N	642	640	2,527	2,541	1,182	1,170	138	132	4,489	4,483
New Edinb./Manor Park/Overbrook	210	209	1,312	1,271	1,636	1,583	163	150	3,321	3,213
Westboro S/Hampton Pk/Britannia	428	430	2,722	2,719	2,288	2,290	156	158	5,594	5,597
Former City of Ottawa	4,737	4,724	23,947	23,939	17,321	17,312	1,785	1,769	47,790	47,744
Vanier	170	171	1,825	1,797	1,846	1,851	194	189	4,035	4,008
Gloucester	120	119	828	829	1,410	1,475	297	229	2,655	2,652
Eastern Ottawa Surrounding Areas	2	2	61	61	288	246	3	3	354	312
Gloucester/Eastern Areas	122	121	889	890	1,698	1,721	300	232	3,009	2,964
Nepean	141	141	1,695	1,694	2,694	2,676	336	335	4,866	4,846
Western Ottawa Surrounding Areas	0	2	171	172	628	651	8	26	807	851
Nepean/Western Areas	141	143	1,866	1,866	3,322	3,327	344	361	5,673	5,697
Ottawa	5,170	5,159	28,527	28,492	24,187	24,211	2,623	2,551	60,507	60,413

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	1.4 a	4.2 b	2.9 a	3.0 a	2.8 b	3.9 b	**	5.5 d	2.6 a	3.5 a
Sandy Hill/Lowertown	2.1 b	3.1 c	4.4 b	3.0 a	4.8 c	3.3 c	4.4 d	0.9 a	4.1 b	2.9 a
Glebe/Old Ottawa South	3.0 d	1.7 c	1.9 b	1.7 b	1.0 a	1.1 a	0.0 d	0.5 a	1.5 b	1.4 a
Alta Vista/Hunt Club	2.8 c	2.3 a	3.7 a	3.6 a	4.1 a	3.0 a	4.4 c	8.5 c	3.8 a	3.4 a
Carlington/Iris	3.1 a	1.9 b	3.6 a	3.0 a	3.5 b	2.8 a	4.9 b	1.1 a	3.6 a	2.7 a
Chinatown/Hintonburg/Westboro N	2.5 a	3.2 c	2.4 a	3.0 a	1.6 b	3.5 b	1.0 d	1.6 c	2.2 a	3.1 b
New Edinb./Manor Park/Overbrook	2.7 b	2.4 a	3.8 c	2.7 a	4.4 c	4.0 b	**	**	4.0 b	3.4 b
Westboro S/Hampton Pk/Britannia	2.2 b	3.0 c	3.1 b	2.6 a	3.1 b	1.9 a	1.3 a	1.2 a	3.0 a	2.3 a
Former City of Ottawa	2.2 a	3.2 a	3.3 a	3.0 a	3.4 a	2.9 a	3.7 c	2.9 b	3.2 a	3.0 a
Vanier	**	**	2.5 b	2.3 c	1.8 b	4.3 c	0.5 b	**	2.0 b	3.3 c
Gloucester	2.5 a	4.2 b	1.0 a	1.7 b	1.6 a	3.6 b	2.1 c	8.0 c	1.5 a	3.4 b
Eastern Ottawa Surrounding Areas	**	**	**	1.3 d	3.1 d	4.5 c	**	**	3.1 d	3.5 b
Gloucester/Eastern Areas	**	4.1 b	1.1 a	1.7 a	1.9 a	3.7 b	2.0 c	7.9 c	1.7 a	3.4 b
Nepean	5.2 d	5.7 a	7.7 a	6.1 a	6.4 a	4.7 a	7.2 a	4.2 a	6.9 a	5.2 a
Western Ottawa Surrounding Areas	n/u	**	1.3 a	1.6 c	3.6 d	3.4 c	n/s	**	3.1 d	3.9 b
Nepean/Western Areas	5.2 d	5.6 a	7.2 a	5.7 a	6.0 a	4.5 a	7.2 a	6.0 b	6.4 a	5.0 a
Ottawa	2.3 a	3.3 a	3.4 a	3.1 a	3.5 a	3.3 a	3.5 b	3.7 b	3.4 a	3.2 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown	3.9 b	2.2 c	1.2 d	3.5 d	1.6 c	2.0 c	++	++	1.4 a	3.4 c
Sandy Hill/Lowertown	3.4 c	2.9 c	2.9 c	2.3 c	3.5 d	3.8 d	++	**	2.6 c	3.1 c
Glebe/Old Ottawa South	**	2.7 c	**	++	**	++	**	1.5 c	**	++
Alta Vista/Hunt Club	2.9 a	1.0 a	2.5 a	4.3 b	3.8 b	3.2 b	9.0 c	++	3.3 b	3.6 b
Carlington/Iris	1.5 c	0.9 d	3.0 b	1.0 d	5.0 c	2.4 c	5.4 d	2.6 c	3.8 b	1.7 c
Chinatown/Hintonburg/Westboro N	2.8 b	1.6 c	4.1 d	2.6 c	7.0 c	++	**	++	5.2 c	++
New Edinb./Manor Park/Overbrook	3.1 b	2.0 b	3.7 b	1.5 a	3.2 c	1.6 c	**	0.7 b	3.4 b	1.5 a
Westboro S/Hampton Pk/Britannia	2.2 a	3.5 b	3.6 b	1.1 a	2.4 a	3.0 a	2.3 a	1.9 c	2.9 a	1.9 a
Former City of Ottawa	3.1 a	2.0 a	3.2 b	2.5 a	4.0 b	2.3 a	6.9 c	++	3.5 b	2.5 a
Vanier	3.4 d	**	++	++	**	++	++	++	++	0.8 d
Gloucester	2.7 a	2.3 a	1.7 c	2.3 a	1.8 b	2.6 b	++	3.2 c	1.7 b	1.8 b
Eastern Ottawa Surrounding Areas	**	**	++	**	**	++	**	**	**	++
Gloucester/Eastern Areas	3.0 b	1.9 a	1.6 c	2.6 a	1.0 b	2.4 c	**	**	1.7 b	1.8 c
Nepean	3.4 b	1.8 c	2.5 a	2.7 a	2.8 a	2.9 a	2.0 b	4.2 b	2.7 a	2.7 a
Western Ottawa Surrounding Areas	n/u	n/s	++	2.9 b	1.8 c	2.4 a	n/s	n/s	1.8 c	2.5 a
Nepean/Western Areas	3.4 b	1.8 c	2.0 b	2.8 a	2.7 a	2.8 a	2.0 c	4.2 c	2.6 a	2.7 a
Ottawa	3.1 a	2.0 a	2.8 a	2.4 a	3.7 a	2.3 a	6.0 c	**	3.1 a	2.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa										
Pre 1940	1.4 a	3.1 d	2.2 c	1.9 c	1.5 c	2.2 c	2.5 c	**	1.9 b	2.2 b
1940 - 1959	0.8 a	1.3 a	2.2 b	1.6 b	1.7 b	1.9 c	**	0.7 b	1.8 a	1.7 b
1960 - 1974	0.7 a	0.9 a	1.6 a	1.2 a	1.6 a	1.1 a	2.7 a	2.9 b	1.5 a	1.2 a
1975 - 1989	1.3 a	1.2 a	0.9 a	0.9 a	1.8 a	2.0 a	1.0 a	4.0 b	1.3 a	1.5 a
1990 - 1999	1.4 a	2.3 c	3.5 d	3.8 c	2.5 c	1.3 a	**	**	2.8 c	2.3 c
2000+	**	0.0 a	1.5 a	1.2 a	1.1 a	0.9 a	**	**	1.3 a	1.0 a
Total	0.9 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	2.2 b	2.6 a	1.6 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Ottawa CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa										
Pre 1940	668 a	655 a	868 a	890 a	1,138 a	1,161 a	1,549 a	1,489 a	990 a	1,012 a
1940 - 1959	674 a	684 a	798 a	810 a	912 a	951 a	1,124 b	1,141 b	845 a	877 a
1960 - 1974	734 a	745 a	873 a	890 a	1,046 a	1,077 a	1,307 a	1,337 a	939 a	959 a
1975 - 1989	724 a	756 a	857 a	904 a	1,019 a	1,084 a	1,204 b	1,218 a	935 a	989 a
1990 - 1999	696 b	725 b	984 b	1,021 b	1,109 b	1,119 a	**	**	1,033 b	1,091 a
2000+	951 b	960 a	1,459 a	1,428 a	1,489 a	1,466 a	1,677 c	1,736 d	1,469 a	1,446 a
Total	715 a	727 a	877 a	899 a	1,048 a	1,086 a	1,312 a	1,322 a	947 a	976 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa										
3 to 5 Units	**	**	2.4 c	1.3 d	2.1 c	2.9 c	**	**	2.2 c	2.4 c
6 to 19 Units	1.2 d	1.6 c	2.8 b	1.9 b	1.8 b	1.7 b	**	3.8 d	2.1 a	1.9 a
20 to 49 Units	1.4 a	1.6 b	2.2 a	1.4 a	2.1 b	1.4 a	**	1.9 a	2.1 a	1.4 a
50 to 99 Units	0.4 a	1.5 a	2.2 a	1.9 a	1.9 b	1.8 b	3.7 d	**	1.9 a	1.8 a
100 to 199 Units	1.2 a	0.7 a	1.3 a	0.9 a	1.7 a	1.2 a	3.4 a	1.3 a	1.5 a	1.0 a
200+ Units	0.4 a	0.7 a	1.0 a	1.1 a	1.2 a	1.3 a	1.2 a	3.1 a	1.0 a	1.3 a
Total	0.9 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	2.2 b	2.6 a	1.6 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Ottawa CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa										
3 to 5 Units	662 b	621 b	794 a	804 a	973 a	1,019 a	1,300 b	1,197 b	917 a	936 a
6 to 19 Units	639 a	662 a	795 a	810 a	947 a	985 a	1,253 b	1,340 b	888 a	920 a
20 to 49 Units	695 a	696 a	871 a	895 a	1,022 a	1,044 a	1,456 a	1,533 a	902 a	927 a
50 to 99 Units	716 a	732 a	857 a	882 a	1,023 a	1,066 a	1,265 b	1,278 c	899 a	921 a
100 to 199 Units	742 a	758 a	904 a	920 a	1,109 a	1,140 a	1,209 a	1,238 a	976 a	998 a
200+ Units	743 a	760 a	903 a	933 a	1,100 a	1,134 a	1,378 a	1,381 a	991 a	1,025 a
Total	715 a	727 a	877 a	899 a	1,048 a	1,086 a	1,312 a	1,322 a	947 a	976 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Ottawa CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	0.8 d	4.6 d	1.9 c	1.5 a	1.3 a	1.3 a	1.0 a	2.0 b	0.8 a	1.2 a	0.3 a	0.2 a
Sandy Hill/Lowertown	**	1.3 c	2.4 c	2.4 c	0.8 a	1.5 b	2.0 c	1.5 a	1.4 a	1.4 a	**	**
Glebe/Old Ottawa South	**	0.0 d	**	1.1 d	**	**	**	**	**	**	0.1 a	0.2 a
Alta Vista/Hunt Club	**	**	1.6 a	1.2 a	**	**	5.2 b	2.7 c	2.2 a	0.7 a	1.5 a	1.4 a
Carlington/Iris	3.4 d	**	2.5 c	0.9 a	7.6 a	2.5 b	2.1 a	2.1 c	0.9 a	0.5 a	0.5 a	0.1 a
Chinatown/Hintonburg/Westboro N	0.9 d	4.4 c	0.6 a	2.2 b	1.9 a	1.7 b	1.3 d	0.5 b	1.6 a	1.4 a	0.7 a	1.6 a
New Edinb./Manor Park/Overbrook	**	**	4.6 c	1.5 c	**	1.7 a	0.7 a	**	2.5 a	0.4 a	**	**
Westboro S/Hampton Pk/Britannia	3.2 d	**	1.6 b	0.9 a	3.3 c	**	**	**	0.9 a	0.6 a	1.0 a	0.7 a
Former City of Ottawa	2.7 c	2.4 c	2.3 a	1.5 a	2.0 a	1.6 a	2.0 a	1.7 a	1.4 a	0.8 a	0.9 a	1.1 a
Vanier	0.3 b	**	2.0 c	2.8 c	1.3 a	0.9 a	**	**	**	**	**	**
Gloucester	**	**	0.7 a	0.7 a	0.0 a	0.7 a	**	**	0.0 a	0.1 a	1.4 a	3.4 a
Eastern Ottawa Surrounding Areas	**	**	1.4 a	0.0 c	**	**	**	**	n/u	n/u	n/u	n/u
Gloucester/Eastern Areas	3.4 d	**	0.9 a	0.5 a	1.2 a	0.4 a	**	**	0.0 a	0.1 a	1.4 a	3.4 a
Nepean	n/u	n/u	1.7 a	2.8 a	3.7 a	1.9 a	2.1 a	2.3 a	2.7 a	2.6 a	1.7 a	1.7 a
Western Ottawa Surrounding Areas	**	**	**	**	**	**	**	**	**	**	n/u	n/u
Nepean/Western Areas	**	**	1.7 a	3.0 b	3.4 d	1.4 a	2.0 a	2.5 a	2.2 a	2.2 a	1.7 a	1.7 a
Ottawa	2.2 c	2.4 c	2.1 a	1.9 a	2.1 a	1.4 a	1.9 a	1.8 a	1.5 a	1.0 a	1.0 a	1.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Ottawa CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa										
LT $700	0.9 a	2.2 b	2.3 b	1.2 a	0.5 b	**	**	n/s	1.5 a	1.8 b
$700 - $799	0.5 a	1.1 a	1.8 a	1.3 a	2.4 c	0.8 d	**	**	1.5 a	1.2 a
$800 - $899	2.0 b	0.4 a	1.8 a	1.0 a	1.6 b	1.7 c	**	**	1.7 a	1.1 a
$900 - $999	1.9 c	**	0.9 a	1.1 a	2.0 a	1.3 a	**	0.5 b	1.5 a	1.2 a
$1000 - $1199	**	2.0 c	0.9 a	1.4 a	1.7 a	1.5 a	2.2 b	4.0 d	1.5 a	1.7 a
$1200+	**	**	4.9 c	4.0 b	1.4 a	1.6 a	2.4 b	2.3 b	2.1 a	2.1 a
Total	0.9 a	1.3 a	1.6 a	1.3 a	1.6 a	1.5 a	2.2 b	2.6 a	1.6 a	1.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	**	**	**	**	**	**	**	**	**	3.9 c
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	**	**	0.0 d	0.0 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	2.1 c	**	1.8 c
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	4.2 a	**	9.2 a	3.4 c	8.3 a	3.0 c
Carlington/Iris	n/u	n/u	n/u	**	**	3.4 a	**	**	5.0 d	**
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.9 a	0.4 a	0.6 a	0.8 a	0.7 a	0.8 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Former City of Ottawa	**	**	**	5.0 b	2.3 c	1.2 d	5.4 b	2.5 b	4.3 b	2.1 b
Vanier	n/u	n/u	n/s	n/s	**	**	0.0 a	0.0 a	**	**
Gloucester	n/u	n/u	n/s	**	1.8 b	6.9 a	1.0 a	1.9 a	1.1 a	2.1 a
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	0.0 a	n/s	**	**	0.0 a
Gloucester/Eastern Areas	n/u	n/u	n/s	**	1.2 a	4.8 a	1.0 a	1.9 a	1.0 a	2.1 a
Nepean	**	**	**	**	2.0 a	4.5 a	2.8 a	2.2 a	2.6 a	2.8 a
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	**	4.5 a	**	4.3 a
Nepean/Western Areas	**	**	**	**	2.1 a	4.4 a	2.9 a	2.4 a	2.7 a	2.9 a
Ottawa	**	**	**	4.6 c	2.1 a	2.9 a	3.2 a	2.3 a	2.9 a	2.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	**	**	**	**	**	**	**	1,281 b	1,076 b	1,132 a
Sandy Hill/Lowertown	n/u	n/u	**	**	**	1,191 b	**	1,444 c	1,083 c	1,287 b
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	1,342 d	1,609 b	1,296 c	1,514 b
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	1,013 a	**	1,247 a	1,255 a	1,205 a	1,241 a
Carlington/Iris	n/u	n/u	n/u	n/s	**	**	1,166 b	1,188 b	1,144 a	1,179 a
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	1,162 d	1,001 c
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	911 a	931 a	1,037 a	1,071 a	972 a	999 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	**	1,070 a	1,217 b	1,070 a	1,061 a
Former City of Ottawa	**	**	937 b	927 b	972 a	1,001 a	1,169 a	1,201 a	1,097 a	1,128 a
Vanier	n/u	n/u	n/s	n/s	**	**	1,167 a	1,180 a	1,152 a	1,166 a
Gloucester	n/u	n/u	n/s	**	1,253 a	1,258 a	1,188 a	1,215 a	1,190 a	1,217 a
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	1,020 c	1,067 a	n/s	**	1,020 c	1,040 a
Gloucester/Eastern Areas	n/u	n/u	n/s	**	1,186 a	1,200 a	1,188 a	1,214 a	1,187 a	1,213 a
Nepean	**	**	**	**	1,139 a	1,149 a	1,204 a	1,233 a	1,187 a	1,212 a
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	**	1,416 a	**	1,365 a
Nepean/Western Areas	**	**	**	**	1,139 a	1,149 a	1,205 a	1,249 a	1,188 a	1,224 a
Ottawa	**	**	918 b	914 b	1,066 a	1,085 a	1,191 a	1,227 a	1,158 a	1,190 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	4	4	18	19	6	6	22	22	50	51
Sandy Hill/Lowertown	0	0	7	7	23	25	34	35	64	67
Glebe/Old Ottawa South	0	0	2	2	6	6	52	49	60	57
Alta Vista/Hunt Club	0	0	0	0	145	165	721	696	866	861
Carlington/Iris	0	0	0	2	139	141	224	226	363	369
Chinatown/Hintonburg/Westboro N	1	2	5	8	29	32	36	32	71	74
New Edinb./Manor Park/Overbrook	0	0	14	29	469	499	483	485	966	1,013
Westboro S/Hampton Pk/Britannia	0	0	0	0	34	34	30	30	64	64
Former City of Ottawa	5	6	46	67	851	908	1,602	1,575	2,504	2,556
Vanier	0	0	2	2	3	4	45	45	50	51
Gloucester	0	0	2	2	58	58	1,274	1,277	1,334	1,337
Eastern Ottawa Surrounding Areas	0	0	0	0	26	26	5	5	31	31
Gloucester/Eastern Areas	0	0	2	2	84	84	1,279	1,280	1,365	1,368
Nepean	3	3	4	4	819	819	2,591	2,605	3,417	3,431
Western Ottawa Surrounding Areas	0	0	0	0	57	57	245	245	302	302
Nepean/Western Areas	3	3	4	4	876	876	2,836	2,850	3,719	3,733
Ottawa	8	9	54	75	1,814	1,872	5,762	5,752	7,638	7,708

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	**	**	**	**	**	**	**	**	4.9 d	7.8 b
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	**	3.2 c	0.0 d	1.8 c
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	**	4.2 d	**	3.5 d
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	4.2 a	**	10.0 a	4.5 c	9.0 a	4.2 c
Carlington/Iris	n/u	n/u	n/u	**	**	5.5 a	**	**	5.8 d	4.2 d
Chinatown/Hintonburg/Westboro N	**	**	**	**	**	**	**	**	**	**
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	0.9 a	0.7 a	1.3 a	2.0 a	1.1 a	2.0 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Former City of Ottawa	** c	**	**	14.2 c	2.3 c	1.9 c	6.1 b	3.7 b	4.9 b	3.4 b
Vanier	n/u	n/u	n/s	n/s	**	**	0.0 a	8.9 a	**	8.3 b
Gloucester	n/u	n/u	n/s	**	1.8 b	10.3 a	3.4 a	4.5 a	3.3 a	4.7 a
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	4.3 d	0.0 a	n/s	**	**	0.0 a
Gloucester/Eastern Areas	n/u	n/u	n/s	**	2.5 b	7.2 a	3.4 a	4.5 a	3.3 a	4.6 a
Nepean	**	**	**	**	8.5 a	7.2 a	6.0 a	4.0 a	6.6 a	4.8 a
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	**	6.1 a	**	5.6 a
Nepean/Western Areas	**	**	**	**	8.2 a	7.0 a	6.0 a	4.2 a	6.6 a	4.9 a
Ottawa	**	**	4.7 d	13.2 d	5.3 a	4.6 a	5.4 a	4.2 a	5.4 a	4.4 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown	**	**	**	**	**	**	**	**	++	3.1 c
Sandy Hill/Lowertown	n/u	n/u	**	**	**	**	++	++	++	++
Glebe/Old Ottawa South	n/u	n/u	**	**	**	**	++	++	++	++
Alta Vista/Hunt Club	n/u	n/u	n/u	n/u	3.1 b	**	2.2 b	++	2.6 b	++
Carlington/Iris	n/u	n/u	n/u	n/s	**	**	++	**	++	**
Chinatown/Hintonburg/Westboro N	**	n/s	**	**	**	**	++	**	++	++
New Edinb./Manor Park/Overbrook	n/u	n/u	**	**	3.1 a	2.5 b	++	3.2 b	1.3 a	2.8 a
Westboro S/Hampton Pk/Britannia	n/u	n/u	n/u	n/u	n/s	n/s	++	**	++	**
Former City of Ottawa	**	**	4.4 d	2.2 c	2.9 b	2.7 c	++	3.6 d	1.5 c	3.1 c
Vanier	n/u	n/u	n/s	n/s	n/s	**	0.8 a	3.0 a	0.8 d	2.5 d
Gloucester	n/u	n/u	n/s	n/s	0.3 b	++	2.1 a	2.5 a	2.0 a	2.4 a
Eastern Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	++	n/s	n/s	**	++
Gloucester/Eastern Areas	n/u	n/u	n/s	n/s	0.6 b	0.9 d	2.1 a	2.5 a	2.0 a	2.3 a
Nepean	**	**	**	**	++	**	++	1.3 a	++	1.5 a
Western Ottawa Surrounding Areas	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Nepean/Western Areas	**	**	**	**	++	2.0 c	++	1.2 d	++	1.4 a
Ottawa	**	**	**	2.5 b	1.3 a	2.3 c	1.0 a	2.2 b	1.3 a	2.2 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type
Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	0.7 a	1.7 b	1.0 a	1.5 a	1.2 a	1.3 a	**	**	1.0 a	1.5 a
Sandy Hill/Lowertown	0.7 a	1.4 a	2.8 a	1.9 b	2.7 c	2.3 b	2.7 c	0.9 a	2.4 a	1.9 a
Glebe/Old Ottawa South	0.0 d	0.6 b	1.2 a	0.6 a	0.4 a	0.2 a	0.0 c	0.4 a	0.7 a	0.4 a
Alta Vista/Hunt Club	1.6 a	0.0 b	1.9 a	1.1 a	2.4 a	1.1 a	7.4 a	4.1 c	2.6 a	1.4 a
Carlington/Iris	1.5 a	0.5 a	1.8 a	0.7 a	1.9 b	1.1 a	3.7 d	**	1.9 a	0.9 a
Chinatown/Hintonburg/Westboro N	1.0 a	2.0 b	1.4 a	1.6 b	0.8 a	2.0 b	**	**	1.3 a	1.8 a
New Edinb./Manor Park/Overbrook	0.7 a	2.0 b	1.5 b	0.9 a	1.8 c	1.6 a	1.1 a	1.4 a	1.5 b	1.4 a
Westboro S/Hampton Pk/Britannia	0.5 a	0.7 a	1.2 a	0.7 a	1.2 a	0.9 a	0.5 a	0.5 a	1.1 a	0.8 a
Former City of Ottawa	0.8 a	1.3 a	1.6 a	1.2 a	1.7 a	1.3 a	3.8 b	2.3 a	1.7 a	1.3 a
Vanier	**	0.6 b	2.0 c	1.5 a	1.1 a	3.0 c	0.4 b	**	1.5 a	2.2 b
Gloucester	0.8 a	3.4 b	0.2 a	0.5 a	1.0 a	2.1 a	1.0 a	2.3 a	0.9 a	1.9 a
Eastern Ottawa Surrounding Areas	**	**	1.8 b	**	1.0 a	0.5 b	**	**	1.4 a	0.4 b
Gloucester/Eastern Areas	1.6 a	3.3 b	0.4 a	0.5 a	1.0 a	1.9 a	1.0 a	2.3 a	0.9 a	1.0 a
Nepean	2.6 c	0.7 a	2.5 a	3.0 a	2.0 a	2.5 a	2.9 a	2.3 a	2.4 a	2.5 a
Western Ottawa Surrounding Areas	n/u	**	0.6 b	0.0 d	1.7 c	1.1 a	**	6.9 b	**	2.4 b
Nepean/Western Areas	2.6 c	0.7 a	2.3 a	2.7 a	2.0 a	2.3 a	3.0 a	2.7 a	2.4 a	2.5 a
Ottawa	0.9 a	1.3 a	1.6 a	1.3 a	1.7 a	1.6 a	2.9 a	2.4 a	1.7 a	1.5 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	741 a	755 a	968 a	1,001 a	1,287 a	1,350 a	1,492 b	1,529 a	1,011 a	1,051 a
Sandy Hill/Lowertown	744 a	752 a	993 a	1,007 a	1,257 a	1,298 a	1,649 b	1,649 a	1,055 a	1,098 a
Glebe/Old Ottawa South	713 a	722 a	924 a	930 a	1,194 a	1,221 a	1,456 a	1,473 b	1,056 a	1,074 a
Alta Vista/Hunt Club	686 a	712 a	825 a	855 a	993 a	1,017 a	1,273 a	1,278 a	938 a	959 a
Carlington/Iris	701 a	715 a	827 a	839 a	990 a	1,033 a	1,167 a	1,195 a	905 a	928 a
Chinatown/Hintonburg/Westboro N	669 a	676 a	818 a	846 a	1,126 b	1,096 a	1,460 b	1,384 b	902 a	904 a
New Edinb./Manor Park/Overbrook	682 a	679 a	842 a	894 a	980 a	1,048 a	1,096 a	1,103 a	933 a	990 a
Westboro S/Hampton Pk/Britannia	722 a	750 a	859 a	875 a	1,020 a	1,052 a	1,123 a	1,161 a	922 a	949 a
Former City of Ottawa	718 a	731 a	887 a	910 a	1,074 a	1,112 a	1,291 a	1,315 a	962 a	991 a
Vanier	571 a	568 a	773 a	777 a	836 a	880 a	988 a	1,005 a	806 a	834 a
Gloucester	732 a	746 a	823 a	859 a	950 a	981 a	1,171 a	1,200 a	999 a	1,028 a
Eastern Ottawa Surrounding Areas	**	**	738 c	685 b	915 b	903 a	**	**	871 a	879 a
Gloucester/Eastern Areas	729 a	742 a	816 a	852 a	946 a	968 a	1,171 a	1,199 a	991 a	1,016 a
Nepean	761 a	777 a	856 a	878 a	1,054 a	1,075 a	1,203 a	1,232 a	1,062 a	1,085 a
Western Ottawa Surrounding Areas	n/u	**	953 b	958 b	1,304 b	1,332 a	**	1,390 a	1,236 b	1,289 a
Nepean/Western Areas	761 a	776 a	864 a	885 a	1,091 a	1,117 a	1,204 a	1,245 a	1,078 a	1,109 a
Ottawa	715 a	728 a	877 a	899 a	1,049 a	1,086 a	1,227 a	1,256 a	971 a	1,000 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Ottawa CMA										
Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	1,539	1,539	5,045	5,020	2,040	2,075	220	224	8,844	8,858
Sandy Hill/Lowertown	944	943	2,929	2,936	1,728	1,745	409	407	6,010	6,031
Glebe/Old Ottawa South	178	182	1,563	1,567	1,249	1,260	259	254	3,249	3,263
Alta Vista/Hunt Club	303	303	4,668	4,663	4,640	4,653	1,082	1,059	10,693	10,678
Carlington/Iris	497	482	3,208	3,252	2,877	2,879	411	413	6,993	7,026
Chinatown/Hintonburg/Westboro N	643	642	2,532	2,549	1,211	1,202	174	164	4,560	4,557
New Edinb./Manor Park/Overbrook	210	209	1,326	1,300	2,105	2,082	646	635	4,287	4,226
Westboro S/Hampton Pk/Britannia	428	430	2,722	2,719	2,322	2,324	186	188	5,658	5,661
Former City of Ottawa	4,742	4,730	23,993	24,006	18,172	18,220	3,387	3,344	50,294	50,300
Vanier	170	171	1,827	1,799	1,849	1,855	239	234	4,085	4,059
Gloucester	120	119	830	831	1,468	1,533	1,571	1,506	3,989	3,989
Eastern Ottawa Surrounding Areas	2	2	61	61	314	272	8	8	385	343
Gloucester/Eastern Areas	122	121	891	892	1,782	1,805	1,579	1,514	4,374	4,332
Nepean	144	144	1,699	1,698	3,513	3,495	2,927	2,940	8,283	8,277
Western Ottawa Surrounding Areas	0	2	171	172	685	708	253	271	1,109	1,153
Nepean/Western Areas	144	146	1,870	1,870	4,198	4,203	3,180	3,211	9,392	9,430
Ottawa	5,178	5,168	28,581	28,567	26,001	26,083	8,385	8,303	68,145	68,121

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Ottawa CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	1.4 a	4.2 b	2.9 a	3.0 a	2.8 b	3.9 b	**	5.4 c	2.6 a	3.5 a
Sandy Hill/Lowertown	2.1 b	3.1 c	4.4 b	3.0 a	4.8 c	3.3 c	3.9 d	1.1 a	4.1 b	2.9 a
Glebe/Old Ottawa South	3.0 d	1.7 c	1.9 b	1.7 b	1.0 a	1.1 a	0.0 c	1.2 a	1.5 b	1.5 a
Alta Vista/Hunt Club	2.8 c	2.3 a	3.7 a	3.6 a	4.1 a	2.9 a	8.2 a	5.6 b	4.3 a	3.5 a
Carlington/Iris	3.1 a	1.9 b	3.6 a	3.0 a	3.6 b	2.9 a	5.4 d	2.3 c	3.7 a	2.8 a
Chinatown/Hintonburg/Westboro N	2.5 a	3.2 c	2.4 a	3.0 b	1.5 b	3.7 b	**	2.6 c	2.3 a	3.2 b
New Edinb./Manor Park/Overbrook	2.7 b	2.4 a	3.7 c	3.2 c	3.5 c	3.2 b	2.0 c	2.5 b	3.3 b	3.1 b
Westboro S/Hampton Pk/Britannia	2.2 b	3.0 c	3.1 b	2.6 a	3.1 b	1.8 a	0.9 a	1.5 c	2.9 a	2.3 a
Former City of Ottawa	2.2 a	3.2 a	3.3 a	3.0 a	3.3 a	2.9 a	4.6 b	3.3 b	3.3 a	3.0 a
Vanier	**	**	2.5 b	2.3 c	1.8 b	4.3 c	0.4 b	3.8 d	2.0 b	3.4 c
Gloucester	2.5 a	4.2 b	1.0 a	1.7 b	1.6 a	3.9 b	3.2 b	5.0 a	2.1 a	3.8 a
Eastern Ottawa Surrounding Areas	**	**	**	1.3 d	3.2 d	4.0 c	**	**	3.1 d	3.2 b
Gloucester/Eastern Areas	**	4.1 b	1.1 a	1.7 a	1.9 a	3.9 a	3.2 b	4.9 a	2.2 a	3.8 a
Nepean	5.1 d	5.6 a	7.7 a	6.1 a	6.9 a	5.3 a	6.1 a	4.1 a	6.8 a	5.0 a
Western Ottawa Surrounding Areas	n/u	**	1.3 a	1.6 c	3.6 c	3.4 c	**	8.4 b	3.6 d	4.3 b
Nepean/Western Areas	5.1 d	5.5 a	7.2 a	5.7 a	6.5 a	5.0 a	6.2 a	4.4 a	6.5 a	5.0 a
Ottawa	2.2 a	3.3 a	3.4 a	3.1 a	3.6 a	3.4 a	4.8 a	4.0 a	3.6 a	3.3 a

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Ottawa CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11	Oct-09 to Oct-10	Oct-10 to Oct-11
Downtown	3.9 b	2.3 c	1.2 d	3.5 d	1.6 c	2.0 c	++	++	1.4 a	3.4 c
Sandy Hill/Lowertown	3.4 c	2.9 c	2.9 c	2.2 c	3.5 d	3.8 d	++	**	2.6 c	3.0 c
Glebe/Old Ottawa South	**	2.7 c	**	++	**	++	**	1.5 c	**	++
Alta Vista/Hunt Club	2.9 a	1.0 a	2.5 a	4.3 b	3.8 b	3.1 b	7.8 c	++	3.2 b	3.5 b
Carlington/Iris	1.5 c	0.9 d	3.0 b	1.0 d	4.8 c	2.5 c	**	3.6 d	3.6 b	2.0 c
Chinatown/Hintonburg/Westboro N	2.8 b	1.6 c	4.0 d	2.6 c	7.0 c	++	**	++	5.2 c	++
New Edinb./Manor Park/Overbrook	3.1 b	2.0 b	3.7 b	1.7 b	3.2 b	1.8 b	1.4 d	1.9 a	2.7 b	1.9 a
Westboro S/Hampton Pk/Britannia	2.2 a	3.5 b	3.6 b	1.1 a	2.4 a	3.0 a	2.3 b	2.0 c	2.9 a	2.0 a
Former City of Ottawa	3.1 a	2.0 a	3.3 b	2.5 a	4.0 b	2.3 a	6.0 c	**	3.4 b	2.5 a
Vanier	3.4 d	**	++	++	**	++	++	**	0.7 b	0.9 d
Gloucester	2.7 a	2.3 a	1.7 c	2.3 a	1.7 a	2.6 b	1.6 a	2.8 a	1.8 a	2.0 a
Eastern Ottawa Surrounding Areas	**	**	++	**	**	++	**	**	**	++
Gloucester/Eastern Areas	3.0 b	1.9 a	1.6 c	2.6 a	1.8 b	2.3 c	1.7 a	2.6 a	1.8 a	2.0 a
Nepean	3.3 b	1.7 c	2.4 a	2.7 a	2.0 b	2.7 a	1.3 a	2.3 b	2.0 b	2.2 a
Western Ottawa Surrounding Areas	n/u	n/s	++	2.9 b	1.6 c	2.0 a	**	**	1.6 c	2.2 a
Nepean/Western Areas	3.3 b	1.7 c	2.0 b	2.7 a	1.9 b	2.6 a	1.3 d	2.2 b	1.9 b	2.2 a
Ottawa	3.1 a	2.0 a	2.8 a	2.4 a	3.5 a	2.3 a	4.6 b	1.9 c	2.9 a	2.3 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Ottawa CMA - October 2011

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	2.2 b	1.8 c	1.4 a	1.4 a
Inner Suburbs	2.1 c	1.2 a	1.8 a	1.1 a
Outer Suburbs	1.7 c	1.3 a	1.3 a	1.5 a
Ottawa-Gatineau CMA (Ont. Part)	2.0 b	1.4 a	1.6 a	1.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Ottawa CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown	n/u	752 a	**	991 a	1,517 c	1,301 a	**	1,586 a
Inner Suburbs	**	718 a	**	849 a	1,313 b	1,007 a	**	1,231 a
Outer Suburbs	n/u	685 a	822 c	849 a	1,085 b	1,020 a	**	1,156 a
Ottawa-Gatineau CMA (Ont. Part)	**	727 a	1,150 d	899 a	1,235 b	1,086 a	1,528 c	1,322 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($)
by Bedroom Type
Ottawa CMA - October 2011

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	n/u	n/u	**	**	1,479 c	1,517 c	2,016 c	**	1,443 c	1,477 c
Inner Suburbs	**	**	923 b	**	1,219 c	1,313 b	1,449 c	**	1,134 b	1,279 b
Outer Suburbs	n/u	n/u	996 d	822 c	1,088 b	1,085 b	1,261 c	**	1,079 b	1,127 b
Ottawa-Gatineau CMA (Ont. Part)	**	**	1,057 c	1,150 d	1,212 b	1,235 b	1,425 c	1,528 c	1,182 b	1,247 b

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Ottawa CMA - October 2011

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Ont. Part)				
3 to 24 Units	2.2 c	**	2.2 a	2.0 a
25 to 49 Units	2.4 c	4.9 d	1.9 a	1.4 a
50 to 99 Units	1.9 c	**	1.9 a	1.8 a
100 to 199 Units	1.1 a	1.2 a	1.5 a	1.0 a
200+ Units	2.8 c	0.5 b	1.0 a	1.3 a
Total	2.0 b	1.4 a	1.6 a	1.4 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Ottawa CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Downtown	6,161	6,198	1,289 a	1,425 a	20.9 a	23.0 a	2.2 b	1.8 c
Inner Suburbs	7,495	7,789	1,302 a	1,430 a	17.4 a	18.4 a	2.1 c	1.2 a
Outer Suburbs	10,550	12,147	1,973 a	2,213 a	18.7 a	18.2 a	1.7 c	1.3 a
Ottawa-Gatineau CMA (Ont. Part)	24,206	26,134	4,549 a	5,048 a	18.8 a	19.3 a	2.0 b	1.4 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Ottawa CMA - October 2011

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Ont. Part)								
3 to 24 Units	2,402	2,721	264 a	349 a	11.0 a	12.8 a	2.2 c	**
25 to 49 Units	2,273	2,329	308 a	336 a	13.5 a	14.4 a	2.4 c	4.9 d
50 to 99 Units	3,414	3,579	672 c	556 a	19.7 d	15.5 a	1.9 c	**
100 to 199 Units	8,813	10,216	1,788 a	1,842 a	20.3 a	18.0 a	1.1 a	1.2 a
200+ Units	7,304	7,289	1,478 a	1,872 a	20.2 a	25.7 a	2.8 c	0.5 b
Total	24,206	26,134	4,549 a	5,048 a	18.8 a	19.3 a	2.0 b	1.4 a

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Ottawa CMA - October 2011

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11	Oct-10	Oct-11
Ottawa-Gatineau CMA (Ont. Part)										
Single Detached	**	n/s	**	**	1,255 d	1,205 d	1,331 c	1,251 c	1,320 c	1,213 c
Semi detached, Row and Duplex	n/s	n/s	**	**	977 b	1,103 c	1,098 b	1,114 b	1,031 b	1,107 b
Other-Primarily Accessory Suites	n/s	n/s	894 d	817 b	**	**	n/s	**	**	**
Total	**	n/s	**	**	998 b	1,152 c	1,144 b	1,148 b	1,072 a	1,134 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units[1] by Dwelling Type Ottawa CMA - October 2011

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-10	Oct-11
Ottawa-Gatineau CMA (Ont. Part)		
Single Detached	5,822 b	5,377 a
Semi detached, Row and Duplex	26,358 a	24,324 a
Other-Primarily Accessory Suites	**	4,234 b
Total	33,998	33,935

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montréal, Ottawa, Québec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. A centre's median income is divided by the level of income required for a household to rent a median priced two-bedroom apartment using 30 per cent of income. The result is then multiplied by 100. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable. For years for which the median income is not available, CMHC has developed forecasts.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2009. CMHC has developed forecasts of median renter household income for 2010 and 2011. It should be noted that nominal values for both median rent and median incomes have been used to calculate the rental affordability indicator.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.
Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2011 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at mailto:chic@cmhc.gc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on

FREE REPORTS AVAILABLE ON-LINE

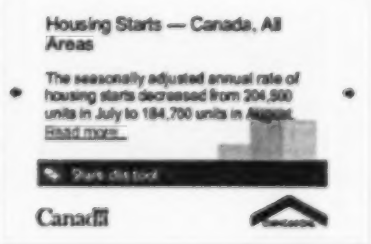
- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
- Rental Market Reports, Major Centres
- Rental Market Statistics *Now semi-annual!*
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!
Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities — starts, rents, vacancy rates and much more.

- ✓ Housing Market Information
- ✓ Monthly Housing Starts
- ✓ One simple tool to share or host on your website


Housing Starts — Canada, All Areas
The seasonally adjusted annual rate of housing starts decreased from 204,500 units in July to 184,700 units in August.
Read more...
Share this tool
Canada

64423_2011_A01